

Kedron Village

Peachtree City, Georgia

1001 & 1209 Peachtree Parkway North, Peachtree City, GA 30269

- 1,400 - 4,069 sf available space
- Located in the south metro Atlanta suburb of Peachtree City, the largest city in Fayette County
- Average household income of \$189,010 within a one mile radius of the center
- National tenant mix includes Kroger, Peachtree Dental, Chicken Salad Chick, GNC, Target, Sally Beauty Supply, Kirkland's, Ross, Petco, Lizard Thicket and more



KEY TENANTS

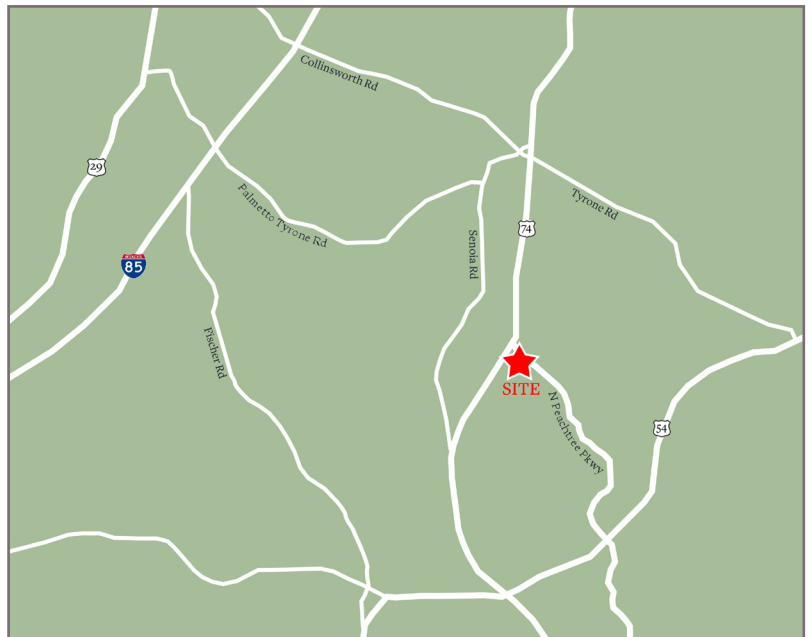
Kroger, Target, Ross, Bed Bath and Beyond, Panera Bread, Peachtree Dental, Petco and Chicken Salad Chick.

TRAFFIC COUNTS

Highway 74	31,700	AADT
Peachtree Parkway	9,780	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,486	30,236	61,170
Households	1,809	11,420	22,504
Avg HH Income	\$189,010	\$162,308	\$167,672
Daytime Pop	1,972	15,067	27,192



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Tenant	Sf	Ste									
Peachtree Dental	3,000	1001	I C Optique	1,467	1201	Available	3,280	1231	Available	2,834	1259
Chicken Salad Chick	3,000	1003	TrueREST Float Spa	2,700	1202	Kirkland's	7,520	1233	Curious Cantina	2,800	1261
Available	1,400	1007	Restore Hyper Wellness	2,300	1203	Ross Dress For Less	30,187	1235	Panera Bread	3,500	1263
Charming Thai	3,000	1009	Mr. Fuji	3,000	1204	Kanricks Jewelers	1,067	1236	The Joint	1,300	1264
Available	1,400	1013	GNC	1,220	1205	Superb Brows & Waxing	933	1237	Liberty Mutual	1,200	1265
Peachtree Dental	1,687	1015	Coast Dental Services	2,033	1207	Asurion Tech & Repair	1,000	1238	Planet Smoothie	1,226	1267
Kroger	70,052	1017	Target	126,303	1209	Mathnasium	1,667	1239	Mattress Firm	4,240	1269
Stix & Sushi	1,960	1019	Foot Solutions	1,760	1211	Kedron Nails	1,333	1241	Sola Salons	7,849	1210 - 1222
D&V Nails	1,190	1021	Sally Beauty Supply	1,400	1213	Petco Animal Supplies	15,258	1243	Metro Brokers	4,645	1218
The Beirut Restaurant	2,767	1025	Massage Envy	2,800	1215	Bed Bath & Beyond	23,401	1245	Available	4,069	1220
Great Clips	1,200	1027	Splatterdash Studio	1,726	1219	Darling Divas Boutique	1,200	1247			
The UPS Store	1,500	1029	Salone Di Capelli	1,680	1221	Lizard Thicket	4,133	1253			
Brass Hanger	1,200	1031	Verizon	3,680	1223	Shear Talent	1,600	1255			
Available	2,000	1200	Pak Mail	1,280	1227	Jet's Pizza	1,440	1257			